bearing interest after maturity at the rate of ten per centum per annum.
The said first party, however, reserving herein the right to pay One hundred dollars or even hundreds over that amount upon said bond or note, or the full amount thereof, on the day any of said coupons mature on or after January, 1st 1909 provided thirty days' notice in writing is given to said second party or the holder hereof, that such payment will be made; and provided further, that in case such partial payments are so made no sum less than five hundred dollars of said bond shall at any time remain unpaid the making of such partial payments operating to reduce the amount of the coupons maturing thereafter proportionately to the amount said bond is reduced.
And Whereas, it is herein agreed particularly as follows:
The said first party shall not suffer waste, nor permit the buildings fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay before the same become delinquent, all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied, or chargeable against said indebtedness, or against this instrument by or within the state of Kansas and shall keep the buildings on said premises insured in a company, or companies acceptable to said second party in the sum of at least One Thousand and 00/100 Dollars, and shall deliver to said second party the policy or policies therefor, and all renewals thereof and all concurrent policies now in force, or thereafter issued thereon, and shall when requested, surrender to said second party any policy or policies covering any of the buildings upon said